

HISTORIC LANDMARK COMMISSION
DECEMBER 12, 2011
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
NRD-2011-0096
1510 Wooldridge Drive
Old West Austin

PROPOSAL

Demolish the existing detached garage and construct a new detached garage with living space above. Also construct a new pergola between the existing house and new garage, a 6'-0" high stuccoed masonry wall around the yard, a new terrace at the rear of the house, and other landscape features.

PROJECT SPECIFICATIONS

The applicant proposes to demolish an existing 468 square foot detached one-story garage and construct a new approximately 2,000 square foot one and a half-story garage with living space above. The new garage will have a gabled roof facing the street with four dormers of similar proportion and design as the dormers on the house. There will be two garage doors and an arched window in the gable end facing the street. The building will have board and batten siding similar to the existing garage, and a standing seam metal roof. The garage will be painted an off-white/cream color (exact color has not yet been specified). The garage doors and metal roofing will be black.

The pergola will be post and beam construction spanning between the existing house and the new garage building, and will have three hanging lantern fixtures. The terrace at the rear of the house will be constructed of cut limestone.

The applicant proposes to construct a 6'-0" high wall surrounding the back yard. The proposed materials for the wall are CMU block covered with stucco. There will be two sets of wood doors facing Wooldridge Drive (to either side of the house) with iron arches supporting hanging lantern fixtures matching those on the pergola.

The pergola, stucco wall and wood gates will be painted the same off-white/cream color as the garage walls. The metal arches, gates and lanterns will be matte black.

Other proposed landscape elements shown on the drawings include a hot tub behind the new garage building, a cut limestone bench in the front yard and a "jungle gym" structure in the back yard.

STAFF COMMENTS

The property is listed as contributing to the Old West Austin National Register District. The Old West Austin National Register Historic District has no design guidelines for additions. Design guidelines in other historic districts address size, scale, massing, fenestration patterns, and materials. Applicable general design review guidelines state:

- The distinguishing original qualities or character of a property and its environment shall not be destroyed. Removal or alteration of any historic material or distinctive architectural features should be avoided.
- All properties shall be recognized as products of their own time. Alterations which have no historical basis and which seek to create an earlier appearance shall be discouraged.

- Changes, which have taken place in the course of time may have acquired significance in their own right, and shall be recognized and respected.
- Distinctive stylistic features or examples of skilled craftsmanship, which characterize a property, shall be treated with sensitivity.
- Deteriorated architectural features shall be repaired rather than replaced whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on an accurate duplication of features, substantiated by historical, physical, or pictorial evidence.
- Surface cleaning of structure shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
- Contemporary designs for alterations and additions to existing properties are appropriate when such alterations and additions do not destroy significant historic, architectural, or cultural material and are compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
- Whenever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would not be impaired.
- The installation of protective or code-required mechanical systems shall be concealed whenever possible so as not to intrude upon or detract from the property's aesthetic and historical qualities except where concealment would result in the alteration or destruction of historically significant materials or spaces.
- Reconstruction of a part or all of a property shall be undertaken only when such work is essential to reproduce a significant missing feature in a historic district, and documentation exists to ensure an accurate reproduction of the original.

The existing garage is in poor condition, and its demolition does not adversely impact the contributing status of the property. The design for the new garage structure is compatible with the general design review guidelines.

STAFF RECOMMENDATION

Staff recommends releasing the building permit based upon the proposed design as submitted with the suggestion that the applicant consider reducing the height of the masonry wall or setting it farther back from the sidewalk on the Harris Boulevard side.

If minor changes to the design are needed, allow Staff to review on an administrative basis.

PHOTOS



Existing façade of house



Rear elevation of house



Street view of property from corner



Existing detached garage



Street view of existing garage